

MURRAY MASON TYSON, et ux

GRANTORS

TO

WARRANTY DEED

JAMES L. CHURCH

GRANTEE

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, MURRAY MASON TYSON and wife, ELIZABETH L. TYSON, do hereby sell, convey and warrant unto JAMES L. CHURCH, A Single Person, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1200, Section "F", Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, (DeSoto County, Mississippi,) as per plat thereof recorded in Plat Book 9, Page 46, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for the above described property is the assumption by Grantee of that certain Deed of Trust given by Murray Mason Tyson, et ux, in favor of Wortman & Mann, Inc., dated October 13, 1975, and recorded in Real Estate Trust Deed Book 192, Page 81, in the Office of the Chancery Clerk of DeSoto County, Mississippi, securing an indebtedness in the current principal amount of \$37,921.12; and Grantee takes title subject to said loan. Grantors do hereby authorize the transfer of this loan from their names into Grantee's name; and Grantors do hereby set over and assign, without charge or fee, any and all escrow funds held by Wortman & Mann, Inc. or its assigns in connection with the above property.

This conveyance is subject to taxes for the current year; subdivision and zoning regulations in effect in DeSoto County, Mississippi; rights-of-way and easements for public roads, public utilities and drainage; and to any defects in said property which would be disclosed by a current, accurate survey of same.

1980 taxes are to be pro-rated; and possession will be given May 5, 1980.

WITNESS our signatures this, the 9th day of April, 1980.

Murray Mason Tyson
Murray Mason Tyson, GRANTOR

Elizabeth L. Tyson
Elizabeth L. Tyson, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

PERSONALLY appeared before me, the undersigned authority in and for said jurisdiction, MURRAY MASON TYSON and wife, ELIZABETH L. TYSON, "Grantors", who each acknowledged that they signed and delivered the foregoing Warranty Deed on the date mentioned therein.

GIVEN under my hand and Official Seal this, the 9th day of April, 1980.

Allen B. Couch
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 8, 1983

PROPERTY ADDRESS:
8485 Deepwell
Southaven, MS 38671

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 8 o'clock 30 minutes A.M. 9 day of April 1980, and that the same has been recorded in Book 146 Page 673 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 9 day of April 1980.
Fee \$2.50 Pd. SEAL H. B. Ferguson CLERK